048.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	735,100 / 735,100
					USE VALUE:	735,100 / 735,100
					ASSESSED:	735,100 / 735,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		MYSTIC LAKE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DILORENZO DAVID M	
Owner 2:	O'CONNELL CHA-LING	
Owner 3:		
Street 1:	10 MYSTIC LAKE DR	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	CHEN ALBERT K & MAE M.C. -
Owner 2:	-
Street 1:	10 MYSTIC LAKE DR
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1592 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4410.000	293,300		441,800	735,100
Total Card	0.101	293,300		441,800	735,100
Total Parcel	0.101	293,300		441,800	735,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.75 | /Parcel: 461.75

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 33984

GIS Ref

GIS Ref

Insp Date 11/10/18

!4057!

PREVIOUS ASSESSMENT

Parcel ID: 048.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	293,300	0	4,410.	441,800	735,100		Year end	12/23/2021
2021	101	FV	284,200	0	4,410.	441,800	726,000		Year End Roll	12/10/2020
2020	101	FV	284,300	0	4,410.	441,800	726,100	726,100	Year End Roll	12/18/2019
2019	101	FV	224,200	200	4,410.	469,500	693,900	693,900	Year End Roll	1/3/2019
2018	101	FV	224,200	200	4,410.	342,400	566,800	566,800	Year End Roll	12/20/2017
2017	101	FV	224,200	200	4,410.	298,200	522,600	522,600	Year End Roll	1/3/2017
2016	101	FV	224,200	200	4,410.	254,100	478,500	478,500	Year End	1/4/2016
2015	101	FV	218,600	200	4,410.	248,500	467,300	467,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:59:04

LAST REV

Date	Time
11/23/21	10:23:50

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 4057

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHEN ALBERT K &	1581-99	1	11/5/2021		848,000	No	No		
CHEN ALBERT K &	1579-171	1	9/29/2021	Convenience	1	No	No		
AMROSE DEAN & D	1563-160	1	10/9/2020		820,000	No	No		
	1024-87		12/1/1986		209,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2020	SQ Returned	JO	Jenny O
11/19/2020	SQ Mailed	MM	Mary M
11/10/2018	MEAS&NOTICE	HS	Hanne S
3/4/2009	Meas/Inspect	163	PATRIOT
3/7/2000	Measured	197	PATRIOT
8/19/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	33984
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4410		Sq. Ft.	Site		0	80.	1.25	1									441,840						441,800	

Total AC/HA:	0.10124	Total SF/SM:	4410	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	441,840	Spl Credit		Total:	441,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30954766
Const Adj.:	0.98990101
Adj $ / SQ:	168.522
Other Features:	69500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	425047
Depreciation:	131764
Depreciated Total:	293282

COMMENTS

VIEW PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

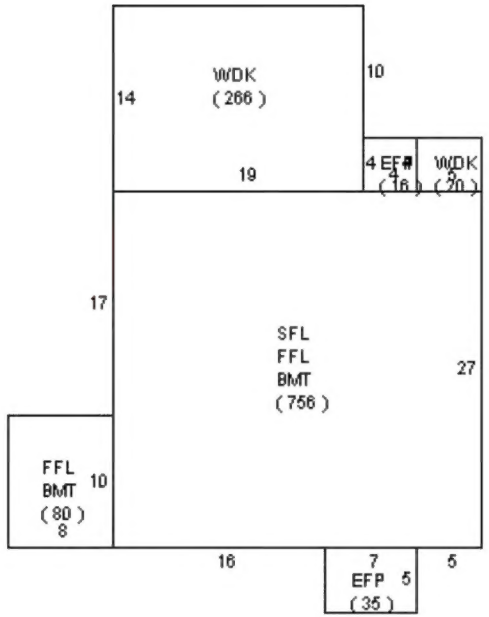
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	185.37
Special Features:	0	Val/Su Net:	106.08
Final Total:	293300	Val/Su SzAd	184.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	836	50.560	42,265
FFL	First Floor	836	168.520	140,884
SFL	Second Floor	756	168.520	127,403
WDK	Deck	286	9.400	2,689
EFP	Enclos Porch	51	71.870	3,665

Net Sketched Area:	2,765			Total:	316,906
Size Ad	1592	Gross Area	2765	FinArea	1592

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

048.0-0002-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X13	A	AV	2010	0.00	T	7.2	101						
2	Frame Shed	D	Y	1	5X16	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	